



Edmonton Alberta

\$355,000

HUGE 50' x 147' DEEP LOT!! Small Scale Residential (RS) Zoning! Excellent redevelopment opportunity under CMHC MLI Select in the desirable community of Canora. This property offers strong potential for infill or multi-family development (subject to City approval) in a well-established west-central location. Ideally situated just minutes from Downtown Edmonton, West Edmonton Mall, and Misericordia Community Hospital, with convenient access to the amenities, schools, and shopping in the nearby Mayfield area. The location provides excellent connectivity to major routes and transit. Bonus for investors: the property is currently rented at \$1750 per month, allowing you to generate income while planning your future redevelopment project.

Property is sold as Lot value. Buyer to accept As-Is Where-Is. No warranties or representations. (id:6769)

Family room 3 m X 3.65 m

Bedroom 2 3 m X 4.06 m

Bedroom 3 2.75 m X 3.56 m

Laundry room 2.76 m X 2.41 m

Living room 3.26 m X 4.78 m

Dining room 2.93 m X 3.42 m

Kitchen 2.92 m X 3.82 m

Primary Bedroom 3.26 m X 3.4 m

Listing Presented By:



Originally Listed by:
The E Group Real Estate

<https://mahmoud.realtor/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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